



Heather Cottage, Berstane Road, Kirkwall, Orkney, KW15 1SZ
FOR SALE – Offers over £180,000



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Heather Cottage, Kirkwall, Orkney, KW15 1SZ

- Well-presented Bungalow
- uPVC Double Glazing
- Mix of Air to Air Heating, Electric Panel Heaters and Gas Fire
- Driveway with additional parking
- Detached Garage
- Mature Gardens
- Desirable Location
- Walking Distance of School

Heather Cottage is a charming, detached bungalow located in a sought-after area on the outskirts of Kirkwall. The cottage features two bedrooms and is well-presented throughout, with plenty of character. The property sits on a spacious plot that includes a lawn and mature gardens. There is a driveway that leads to a garage and parking area, as well as additional driveway parking for visiting family and friends. Kirkwall, the capital of Orkney, is a vibrant town that offers a wide range of local shops and services. The property is conveniently situated approximately one mile from the harbour and town centre, close distance to the hospital, with a regular bus service to the town centre.



Entrance Porch

Light-filled porch at the front of the property. Built-in seating with storage under and fitted cupboard. It could be adapted for home working. Carpet flooring.

Living and Dining Room

Located at the front of the property is the living and dining room. It features a decorative gas fire with attractive surround and a fitted mirror above. Air source heating. Carpet flooring. There is direct access to the kitchen and hallway.

Kitchen

At the rear of the property, there is a spacious kitchen that offers a pleasant view of the gardens. The flooring is tiled, and there are plenty of modern floor and wall-mounted units with ample worktop space and splash back above. A breakfast nook can be used for eating or working from home. A ceramic butler sink with a mixer tap and drainer is also available. Appliances include a washing machine, an under-counter fridge, a built-in electric oven, a ceramic hob. Fitted shelving. Electric panel heater with useful drying rack.

Hallway

Located in the centre of the property, the hallway offers excellent walk-in storage and shelving. It has carpet flooring and a high-enclosed electric meter cupboard. Access to the bedrooms, bathroom, entrance porch, and living and dining room.

Bedroom 1

Located at the rear of the property, this double bedroom offers views of the garden. It features built-in double wardrobes with additional high storage cupboards. Carpet flooring. Electric panel heater.

Bedroom 2

Positioned at the front of the property, with views over the front garden, this room features a built-in walk-in cupboard with shelving. Carpet flooring. Access to the hallway.

Shower Room

Situated at the rear of the property is a modern shower room with tiled flooring, a privacy glazed window to the side, a large shower enclosure with a mains pressure shower, an extractor fan, a wash hand basin with mixer taps, a W.C., a panel heater and heated towel rail. Fitted mirror and mirror cabinet. There is also access to the hallway and switch for emersion located next to shower room.



External

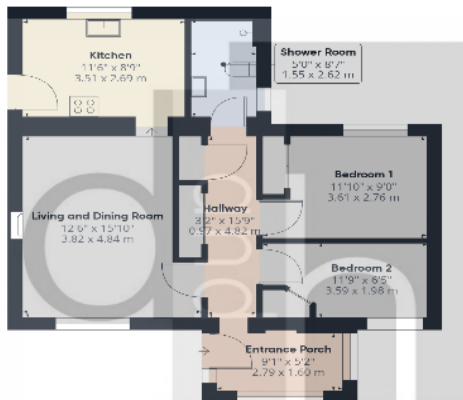
There is a driveway that leads to a detached garage, which has a power supply fitted. The detached garage features built-in shelves for storage.

The property has mature and spacious gardens that include established shrubs, as well as trees like Silver Birch, Cherry Tree and Oak. Additionally, there is a shed, a water butt, and a compost bin on the premises. To the side of the property, there is a built-in cupboard that houses a gas bottle.

There is extra parking space for the driveway available on the far side of the property.



Floor Plans



Floor 0 Building 1



Floor 0 Building 2

EPC

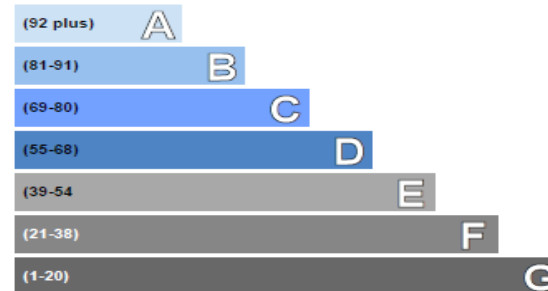
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	76
45	

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
	74
46	

COUNCIL TAX

The subjects are in Band B. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING

The property has an energy rating of band E (45).

GENERAL

Due to the main wall construction, interested parties should confirm if the property would be considered a suitable security with their lender prior to offering.

SERVICES

Mains electricity and water.

FIXTURES AND FITTINGS

Floor and window coverings, mirrors and white goods are included in the sale price.

PRICE

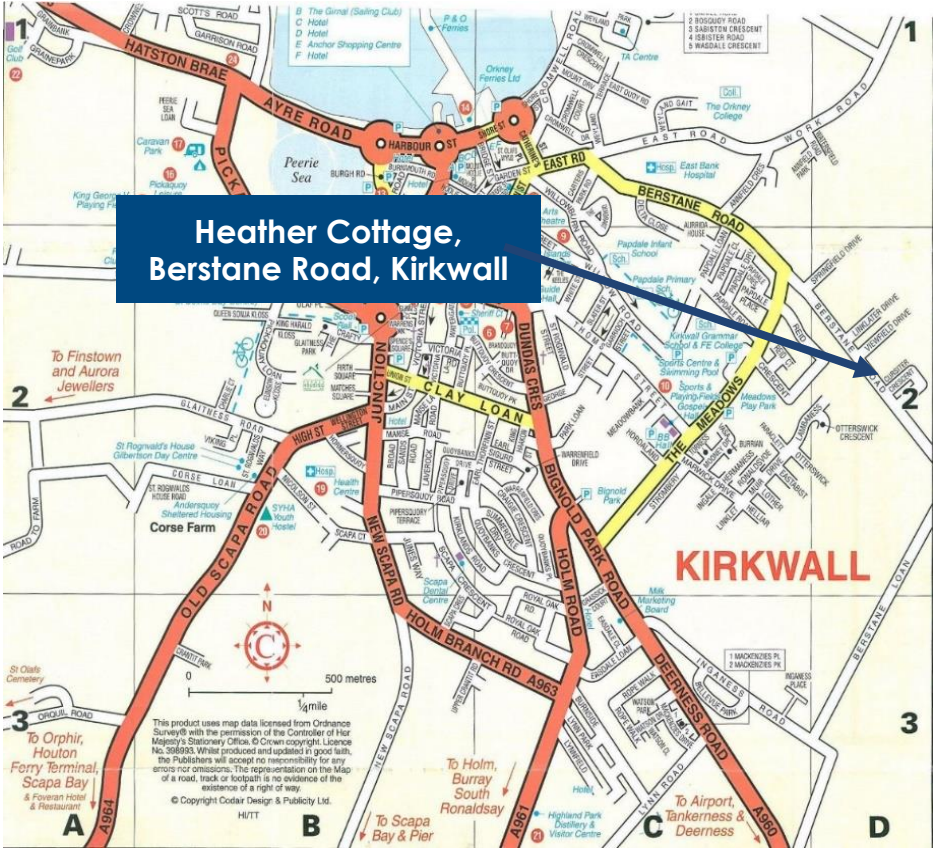
Offers over £180,000 are invited.

VIEWING

All viewings to be arranged by appointment only through d and h as the sole selling agent:

Telephone: 01856 872216
Email: hello@dandhlaw.co.uk

*All viewings are conducted at the viewers own risk.



NOTES - These particulars have been prepared following inspection of the property in June 2023 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.